

RD110-0488

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

Jon M. Turner, Jr.
NAJJARDENABURG, P.C.
Attorneys at Law
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

JOSEPH A. WOODRUFF

Inst # 2001-49044

11/13/2001-49044
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
18.00
003 CH

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED
JOINTLY WITH RIGHT OF SURVIVORSHIP

Know All Men by These Presents: That in consideration of **FIFTY THOUSAND AND NO/100 (\$50,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I (we), **GERALD P. MCCRACKEN, JR. AND DEBORAH J. MCCRACKEN, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JOSEPH A. WOODRUFF AND KAREN J. WOODRUFF, HUSBAND AND WIFE**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2001, which constitutes a lien, but are not yet due and payable until October 1, 2002.
2. All easements, restrictions, right of ways and covenants of record.

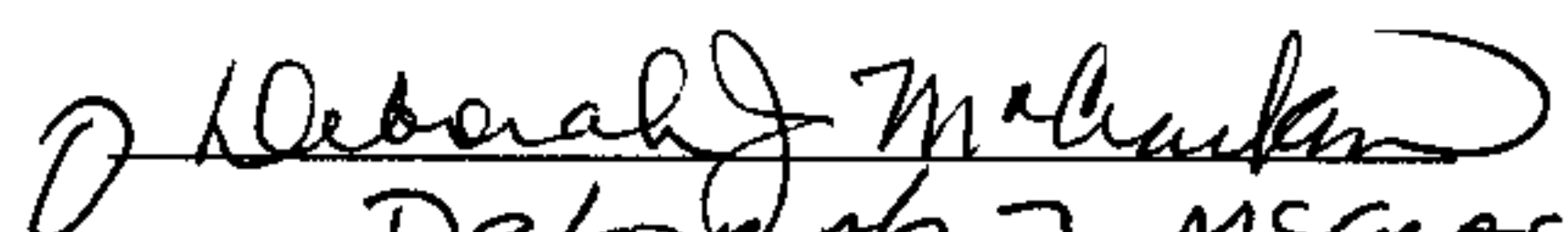
\$59,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **GERALD P. MCCRACKEN, JR. AND DEBORAH J. MCCRACKEN, HUSBAND AND WIFE** has hereunto set its signature and seal, this the **29TH** day of **OCTOBER, 2001**.


GERALD P. MCCRACKEN, JR.

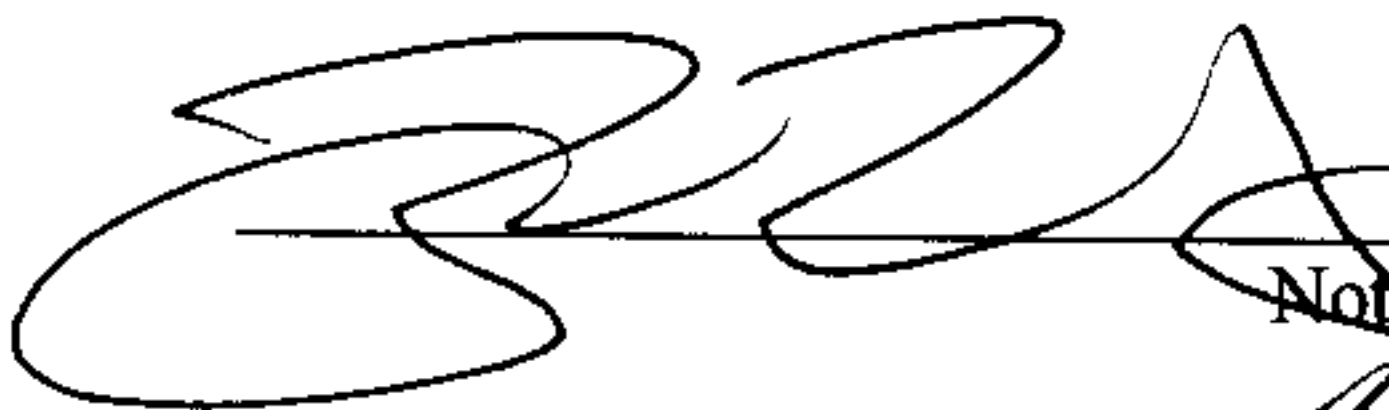

Deborah J. McCracken

DEBORAH J. MCCRACKEN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GERALD P. MCCRACKEN, JR. AND DEBORAH J. MCCRACKEN, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the **29TH** day of **OCTOBER, 2001**.



Notary Public
My Commission Expires: 2/23/02

EXHIBIT "A"

PARCEL I:

Lot No. 92 of the Siluria Mills Subdivision, as recorded in Map Book 5, page 10 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Westerly boundary of Fallon Avenue and the southerly boundary of 2nd Avenue; thence Northwesterly along said boundary of 2nd Avenue for 155.00 feet to the point of beginning; thence 90°25' left and run Southwesterly for 107.60 feet; thence 81°56'44" right and run Westerly for 44.43 feet; thence 23°47'43" right and run northwesterly for 36.38 feet; thence 15°57'27" left and run northwesterly for 8.93 feet; thence 90°11'23' right and run northeasterly for 104.63 feet to the Southerly boundary of 2nd Avenue; thence 90°26'37" right and run southeasterly along said boundary for 88.00 feet to the point of beginning.

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